



ASSOCIATION NEWSLETTER

April 7, 2011

7606 RE-ROOFING IN PROGRESS

At the writing of this newsletter, the re-roofing of Bldg 7606 is in progress. The roof is, according to Home Roofing, water tight at this time.

The next building to be reroofed will be 7602. It will then be followed by 7610. Home Roofing will be distributing notices to the residents once a firm date(s) is set. Thank you in advance for your patience and cooperation.

CARBON MONOXIDE UNITS REQUIRED

Recently, there was a new State law that requires the installation of carbon monoxide (CO) detection devices in residential units by July 1, 2011. Carbon monoxide is produced by gas furnaces, fireplaces, appliances, water heaters, equipment, vehicles, etc. that use natural gas, propane, gasoline, wood. As you know, CO is usually colorless and odorless. All owners are strongly recommended to have CO devices properly placed in your unit. You can actually buy these combo units that are smoke detectors and CO alarms at any home improvement center.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION WELCOMES NEW MEMBER

The Association would like to welcome its latest member: Ms. C. Barrows.

DEHUMIDIFIERS SUGGESTED DURING RAINY SEASON

As the rainy season continues, in order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during these damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave a door or window open for fresh air.

EMAIL AUTHORIZATION FORM INCLUDED –MANY STILL OUTSTANDING

Included with this newsletter is another form to authorize the association to send meeting notices and other documents by email rather than by regular mail. Most owners are already receiving email newsletters, but State law requires certain documents to be mailed unless there is a written authorization. If you are willing to help reduce mailing costs and are able to accept Emails, please fill out and return the authorization. (If you have already returned this form, please ignore this reminder). It may be faxed, mailed, or emailed. Thank you.

So far, the Association has not received email authorization from the following unit owners:

#102, 105, 107, 108, 111, 112, 116, 117, 124, 126, 128, 129, 132, 133;

#201, 204, 207, 208, 209, 210, 215, 216, 217, 218, 219, 221, 223, 225, 226, 227, 228, 229, 234, 236, 238, 239, 241, 243, 244, 246, 249, 250, 252, 253, 255, 258, 259, 260, 262, 264, 269, 270;
301, 303, 304, 305, 307, 311, 315, 316, 320, 324, 325, 326, 330, 332, 334, 335, 337, 339, 340, 343, 346, 348, 349, 350, 351, 352, 353, 354, 355, 358, 359, 362.

ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for **April 18, 2011, at 6PM, at the Meeting Room of 7610 Hollister**. (Subsequent meetings will be held on May 16, 2011 & June 8, 2011). All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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